

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, JUNE 20, 2006, AT 2:00 P.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Assistance for Persons with Disabilities: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TTY) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

Internet Access: www.sandiego.gov/redevelopment-agency

Adoption

1. Approval of the minutes of:

March 20, 2006, special

March 21, 2006

March 28, 2006, special

Adoption

2. **Exclusive Negotiating Agreement with City Heights Paseo, LLC for a proposed mixed-use development in the City Heights Redevelopment Project Area (District 3)**

(RA-2006-137)

- Item 1. Authorize the Executive Director or designee, to enter into an ENA with City Heights Paseo, LLC for a proposed mixed-use development.
- Item 2. Amend the Fiscal Year 2006 Agency Budget for the City Heights Redevelopment Project Area to accept and authorize the expenditure of a Developer Deposit in the amount of \$25,000.

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C) (3).

Redevelopment Agency

Staff: Bob Kennedy 533-4276

Jim LoBue 533-5263

Agency Counsel: Carol Leone

3. **Home in the Heights First-Time Homebuyer Loan Program-City Heights Redevelopment Project Area (Districts 3, 4 and 7)**

(RA-2006-138)(Cor. Copy)

- Item 1. Approve the First Amendment to the Agreement with Community Housing Works to extend the term of the Agreement to June 30, 2007, and to increase the total compensation in an amount not to exceed \$100,000.
- Item 2. Authorize the expenditure of \$526,000 in FY 2007 City Heights Redevelopment project Area tax increment housing set-aside funds For individual second mortgage loans to first-time homebuyers (\$480,000) and for loan processing fees and administration of (46,000) for the Home in the Heights First-Time Homebuyer Loan Program.

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C) (3).

Redevelopment Agency

Staff: Bob Kennedy 533-4276

Kim Gerhard 533-5369

Agency Counsel: Eunice Chan

Auditor Certificate Number: AC 2600147

Adoption

4. First Implementation Agreement to the YMCA (Peninsula Branch) Site Improvement Assistance Agreement (District 2)

(RA-2006-134)

- Item 1. Authorize the Executive Director or designee to execute the First Implementation Agreement to the YMCA Site Improvement Assistance Agreement between the Redevelopment Agency and The YMCA of the San Diego County (Peninsula Branch).

A Mitigated Negative Declaration No. 1606 was prepared for the project in Accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Report Program (MMRP) will be implemented which will reduce, to below a level of significance, the potential environmental impacts identified from the environmental review process for the following resource areas: noise.

See Redevelopment Agency Report no. RA-06-30, dated June 14, 2006.

Staff: Lara Gates 533-5458

Melissa Garcia 533-5265

Agency Counsel: Carol Leone

5. One year extension of the time limits for the effectiveness of the Barrio Logan, City Heights, College Grove, College Community, Naval Training Center, North Bay, North Park and San Ysidro Redevelopment Plans and the date all debt must be repaid to receive tax increment (Districts 2, 3, 4, 6, 7, 8)

(RA-2006-135)

Recommend to the City Council adoption of ordinance extending by one year the time limits for the effectiveness of the Barrio Logan, City Heights, College Grove, College Community, Naval Training Center, North Bay, North Park and San Ysidro Redevelopment Plans and the date all debt must be repaid to receive tax increment.

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C) (3).

See Redevelopment Agency Report no. RA-06-29 and Report to Council RTC-06-069, dated June 14, 2006

Council Companion Item no. 330

Staff: Maureen Ostrye 533-5428

Agency Counsel: Bruce Bartram

Adoption

6. Gaslamp Renaissance Hotel- (located on the block bounded by J Street and Fifth, Sixth, and Island avenues) Proposed Implementation Agreement to Disposition and Development Agreement with GRH, LLC-Gaslamp Quarter Sub Area of the Centre City Redevelopment Project (District 2)

That the Redevelopment Agency of the City of San Diego:

(RA-2006-120)

Approve a Proposed Implementation Agreement to the Disposition and Development Agreement (“DDA”) entered into by the Agency and GRH, LLC on April 12, 2004, for the assembly of 40,000 square-foot site to develop and construct a 334 –room hotel on the corner of Fifth Avenue and J Street (“Site).

(RA-2006-121)

Stating for the record that the information contained in the MEIR/SEIR and the Secondary Study and the Supplement to the MEIR for the project, has been reviewed and considered by the Agency and it is determined that no substantial changes or new information of substantial importance within the meaning of CEQA Guideline Section 15162 would warrant any additional environmental review in connection with approval of the project.

An Environmental Secondary Study for the Renaissance Hotel, dated April 12, 2002, was prepared by BRG, an environmental consultant for CCDC. The Environmental Secondary Study found that the proposed project may result in significant environmental effects not discussed in the Master Environmental Impact Report (“MEIR”), for the Centre City Project, the Subsequent Environmental Impact Report (“SEIR”) to the MEIR for the proposed Ballpark and ancillary development and a Supplement to the MEIR would be required to be prepared for the project.

A Supplement to the MEIR was prepared to evaluate the environmental effects of the demolition of the historic Greenbaum Market and the Manos Produce buildings. The Agency by Resolution No. R03756, certified that the Agency reviewed and considered information contained in the MEIR, the SEIR, and the Supplement to the MEIR, with respect to the DDA; approving the Supplement to the MEIR; adopting a Mitigation, Monitoring and Reporting Program; adopting a statement of overriding considerations and findings pursuant thereto; and making certain findings and determinations regarding environmental impacts of the Development pursuant thereto.

See Centre City Development Corporation Report no. CCDC-06-20, dated June 14, 2006.

Staff: Eli Sanchez 533-7121

Agency Counsel: Bruce Bartram

Adoption

7. **Proposed First Amendment to the Agreement for Special Legal Counsel Services with Best, Best & Kreiger, LLP – Centre City Redevelopment Project (Districts 2 & 8).**

(Continued from the Redevelopment Agency meeting, May 23, 2006)

(RA-2006-128)

That the Redevelopment Agency approve the First Amendment to the Agreement for Condemnation Services with Best, Best & Kreiger.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-15, dated, May 17, 2006.

Staff: David Allsbrook 533-7112

Agency Counsel: Bruce Bartram

Auditor Certificate Number: AC 2600256 revised

8. **Approval of the Transfer of Housing Funds from the Mount Hope Housing Rehabilitation Program to the Southcrest Housing Rehabilitation Program and Approval of the Findings of Benefits to the Mount Hope Redevelopment Project Area (Districts 4 and 8)**

That the Redevelopment Agency of the City of San Diego:

(RA2006-132)

Item 1. Approves a transfer of \$150,000 from the Mount Hope Housing Rehabilitation Program to the Southcrest Housing Rehabilitation Program.

Item 2. Approves the Findings of Benefits to the Mount Hope Redevelopment Project Area.

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C) (3).

See Southeastern Economic Development Corporation Report no. SEDC-06-006, dated May 1, 2006.

Council Companion Item no. 331

Staff: Sherry Brooks 527-7345

Agency Counsel: Carol Leone

Adoption

9. **Studio 15 – Design Review and Approval of Centre City Development Permit No. 2005-61-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2006-146)

That the Redevelopment Agency approve the design of the Studio 15 project, a proposed affordable housing development on the southwest corner of 15th Street and Imperial Avenue and Centre City Development Permit No. 2005-61.

Under the 2006 Final Environmental Impact Report (FEIR), an Environmental Secondary Study was prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Plan and PDO and, therefore, the findings and conclusions of the FEIR. Unless the project is found to be out of compliance with those planning documents, nor further environmental review is required.

Council Companion Item no. 333

See Centre City Development Corporation Report no. CCDC-06-23, dated dated June 14, 2006.

Staff: Dale Royal 533-7108

Suzanne Drolet 533-7109

Agency Counsel: Bruce Bartram